

AN ORDINANCE 101309

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

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WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lot 9 and Lot 10, NCB 112 from "R-4" Residential Single-Family District to (HS) "R-4" Historic Significant Residential Single-Family District.

SECTION 2. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 3. The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

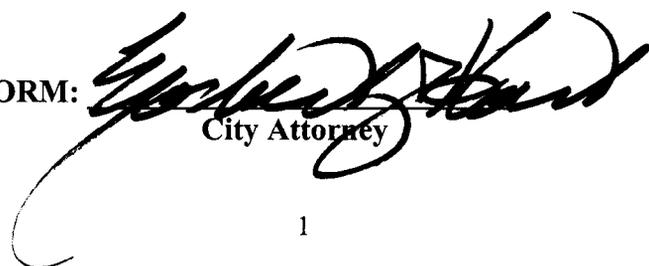
SECTION 4. This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective September 4, 2005.

PASSED AND APPROVED this 25th day of August, 2005.



M A Y O R
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney

Agenda Voting Results

Name: Z-6

Date: 08/25/05

Time: 03:38:02 PM

Vote Type: Multiple selection

Description: Z-6. ZONING CASE #Z2005162 (District 1): An Ordinance changing the zoning district boundary on Lot 9 and Lot 10, NCB 112, to "HS" Historic Significant, 211 Belvin Street, as requested by City of San Antonio, Historic Preservation Officer, Applicant, for Estate of Lester J. Reetz, Owner(s). Staff has recommended approval and Zoning Commission has recommended approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

CASE NO: Z2005162

Staff and Zoning Commission Recommendation - City Council

Date: August 25, 2005

Zoning Commission Meeting Date: July 19, 2005

Council District: 1

Ferguson Map: 616 D4

Applicant:

City of San Antonio, Historic
Preservation Officer

Zoning Request:

Owner:

Estate of Lester J. Reetz

To designate property "HS" Historic, Significant

Lot 9 and Lot 10, NCB 112

Property Location:

211 Belvin Street

Proposal:

To designate property "HS" Historic, Significant

**Neighborhood
Association:**

Five Points Neighborhood Association

Neighborhood Plan:

Five Points Neighborhood Plan

TIA Statement:

A Traffic Impact Analysis is not required

Staff Recommendation:

Consistent. The zoning request conforms with the Five Points Community Plan. The plan calls for homes that front Belvin at this point to be neighborhood commercial, but it also places a premium on housing preservation and improvement, including pursuing a historic or conservation district designation for the area. This rezoning request fits with the spirit and intent of the overall plan for the area.

Approval. The proposed zoning does not request a change in the base zoning. Historic Significance is appropriate for this single-family residential land use and is supported by the plans goal to preserve, rehabilitate and improve the housing stock.

One June 15, 2005, the Historic and Design Review Commission (HDRC) recommended a finding of Historic Significance for this property. The building qualifies as a City of San Antonio landmark based on the following criteria:

1. its value as a visible reminder of the cultural heritage of the community (35-607(b)(1));
2. its identification with a person who significantly contributed to the development of the community and state (35-607(b)(3));
3. its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type and method of construction (35-607(b)(5));
4. its historical, architectural, and cultural integrity of location, design, material, and workmanship (35-607(b)(8)); and
5. buildings that have come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607(3)(2)(A)).

This application was initiated by the property owner through the City of San Antonio's Historic Preservation Office and is in favor.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Judy Eguez 207-7442

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005162

ZONING CASE NO. Z2005162 – July 19, 2005

Applicant: City of San Antonio, Historic Preservation Office

Zoning Request: To designate Historic Significance.

Ann McGlone, Historic Preservation Officer, stated Joseph R. Morris owned this house in 1894 thru 1940 and was a noted educator. She stated the owner is in favor of this designation and their intent is to restore this house.

FAVOR

Sonia Viesca, 619 Cypress, stated she is in favor of this historic designation. She stated this structure holds history.

Mary T. Gomez, 802 W. Poplar, Vice President of Five Points Neighborhood Association, stated they are in support of this request. She stated she feels Five Points Neighborhood hold plenty of history.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and 1 notice of support was received from Five Points Neighborhood Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner Dixon to find consistency with the neighborhood plan.

(A verbal vote was taken)

AYES: Robbins, Rodriguez, Kissling, Farias, Dixon, Avila, Stribling, Gray
NAYS: None

THE MOTION CARRIED

Z2005162

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner Dixon to recommend approval.

1. Property is located on Lot 9 and 10, NCB 112 at 211 Belvin Street.
2. There were 15 notices mailed, 3 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Robbins, Rodriguez, Kissling, Farias, Dixon, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.